

Kettering Town Council

MINUTES OF THE PLANNING COMMITTEE OF KETTERING TOWN COUNCIL
HELD IN THE COUNCIL CHAMBER, BOWLING GREEN ROAD, KETTERING AT
7PM ON WEDNESDAY 6TH APRIL 2022

Councillors Present : Cllr Martyn York (Chair)
Cllrs Alexander Evelyn, Emily Fedorowycz, Clark Mitchell,
Anup Pandey, Daniel Perrett, James Towns and Bev Wright

Officers Present : Martin Hammond, Town Clerk

No members of the public or press present

Item Number	Description
PC21/65	Apologies Apologies for absence were received from Cllr Craig Skinner and Cllr Keli Watts
PC21/66	Declarations of Interest Cllr Evelyn declared a pecuniary interest in item NK/2022/0098, as he was a neighbour to the application site, and left the room whilst it was discussed. He also referenced his interest in application NK/2022/0090 should that be discussed. Cllr Wright declared a personal interest in item NK/2022/0174 as she was related to someone who had objected to the application.
PC21/67	Minutes The minutes of the meeting held on 2 nd March 2022 were approved and signed by the chair as a correct record
PC21/68	Public Session None
PC21/69	Record of Planning Decisions by NNC Jan-March 2022 The clerk provided details of two further decisions received in the last few days. The report was noted.
PC21/70	Re-notifications NK/2021/0762 Former Billson Steel Site, Sackville St, Kettering

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	<p>Members noted the changes to the application which had occurred since the last consultation, and supported the changes to the layout and provision of dedicated gardens which they had proposed last time.</p> <p>The following comments were made:-</p> <ul style="list-style-type: none">- Absence of electric vehicle charging points- Absence of cycle parking provision- Need for pathway lighting- Inadequate bin storage arrangements- Further information about energy efficiency and insulation measures is required <p>It was noted that further renotifications had been received, making minor changes to the two applications relating to the former Gala Bingo Club site (NK/2021/0295 and 0296).</p>
<p>PC21/71</p>	<p>New planning Applications</p> <p>NK/2022/0136 4 Victoria St Kettering</p> <p>Members were concerned that this application was attempting to concentrate too dense a development in the space available, and as a consequence</p> <ul style="list-style-type: none">- There were pollution concerns given its proximity to a main road; ventilation arrangements needed addressing properly- The environmental health comments about compliance with JCS policy 8(E) were endorsed- There was inadequate bin storage arrangements- There was inadequate/no provision for mobility scooter parking <p>The development should incorporate low temperature wet heating systems such as underfloor heating, to achieve an efficient and future proofed zero carbon (LZC) standard</p> <p>In general terms, this was an area experiencing densification of development and this was putting extra strain on available public parking. In any case, the site did not benefit from affordable and nearby off street parking so parking pressures would be generated by the development.</p> <p>NK/2022/0112 53 Lawson Street (land adj), Kettering</p> <p>OBJECTION -</p>

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The Council supports the objections already made by neighbours and the terms of the petition that has been supported locally. In particular, it has the following objections:-

- The unit size, at 60 sq m, was below the 93 sq m space standards that should be applied
- The outdoor amenity was poor
- There are wider local sewerage issues which the application will not improve
- Inadequate cycle storage
- Unclear and possibly unusable parking provision on site with concerns about access across the adjacent garage site
- Lack of a sustainable design and energy statement and no apparent provision for sustainable heating systems

[NK/2022/0071](#) 10-11 Dalkeith Place, Kettering

The Impact of the development on the quality of life of residents above the proposed take away should be taken into account in determining this application.

The Council supports the comments made by environmental health and the police

There should be EV charging points included in the staff parking area at the rear

There is no sustainable design and energy statement

[NK/2022/0147](#) Kettering South (land at) (Off A509 north of Isham).

The Council is concerned that the habitat loss created by this development has not been adequately mitigated and should be of a higher standard than that proposed. The carbon release from this scale of development should also be recognised in the mitigation measures proposed.

In detailed design terms

- It needs more cycle storage
- There should be better lighting on the cycle path
- The security of staff parking needs improving

[NK/2022/0172](#) 2 Langley Way, Kettering

There are some inaccuracies in the application, viz

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- The property does abut a watercourse, contrary to what the application says
- The access to the property is not similar to that enjoyed by 3 Langley Way, as claimed in the application.

The application provides one parking space per property, when there should be two each

The development should incorporate better insulation measures and EV charging points.

[NK/2022/0174](#) 32 Havelock St, Kettering

OBJECTION

This development represents an over development of the site.

There are also, as a consequence, issues relating to the proposals for bin storage and cycle storage which are not practical and which will cause on street problems in an area already plagued by these problems.

[NK/2021/0098](#) Phase 4, Westhill (land at),

OBJECTION

The Council is of the view that the applicant has sought to reduce the space provided for parking, by artificially reducing the actual number of bedrooms in each property with the inclusion of a “study” which will in reality be used as a bedroom by occupiers. This is simply going to store up medium and long term problems for the public realm on this development and create a poorer quality of life. The Council fully supports the comments of the highway authority.

The development proposals also fail on a number of other fronts

- EV charging points
- The overall size of the units proposed
- Energy efficiency measures
- Mitigation for loss of habitat

[NK/2022/0149](#) 17 Lower St (upper floors)

The Council feels that this development, whilst welcome in some respects, put a great deal of pressure not only on the

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	<p>building but also on the wider area and that the following measures need to be addressed during its determination:-</p> <ul style="list-style-type: none">- Improved cycle storage with less reliance on 2nd floor cycle storage- Better energy use – this must be an important focus given the age of the building and the risk it could be quite energy inefficient- Improved heating systems (as per the comments made by environmental health) via the use of Zero carbon technologies- The lost opportunity for a communal heating system to be developed- The need for a BREAM very good rating – it is not clear from the application how this is addressed- The absence of any detail about an on site sustainable drainage system, given the new use will represent a big increase in water use compared to its previous use.- The complex and difficult waste removal arrangements- A recognition that parking pressures will be intensified by the development <p>Ideally, the Council would prefer a development with fewer units within it to achieve better overall outcomes.</p>
	Meeting closed at 7.58 pm

Signed

Date